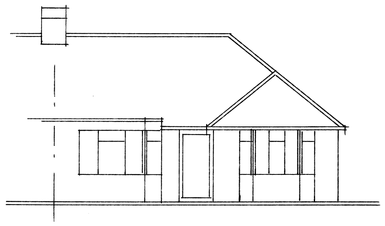
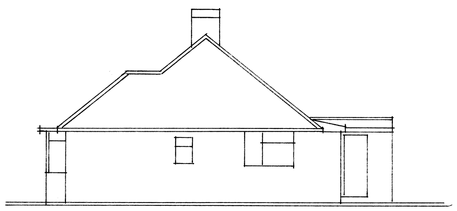
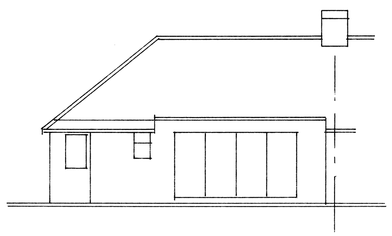
EXISTING



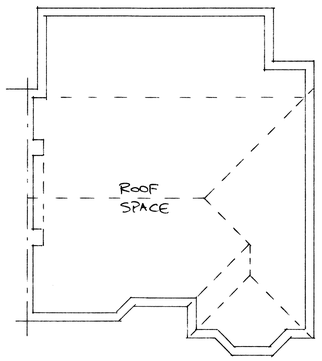
FRONT (S.E.)



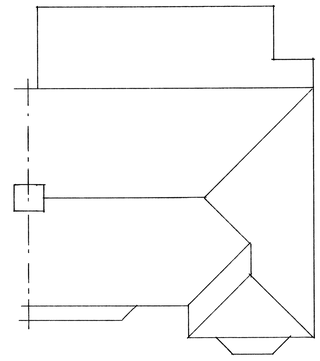
SIDE (N.E.)



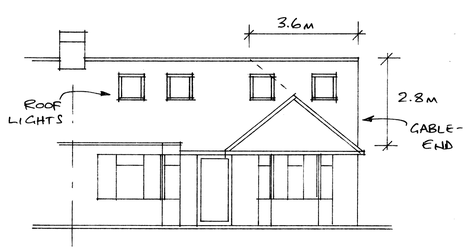
REAR (N.W.)

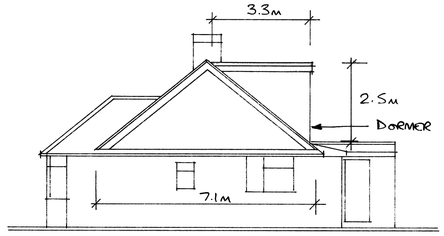


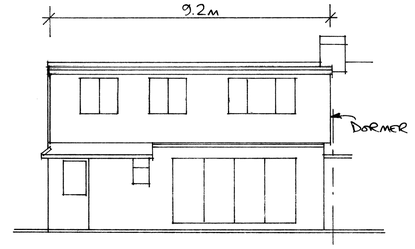
LOFT PLAN

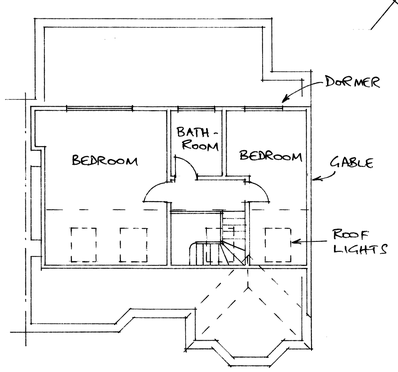


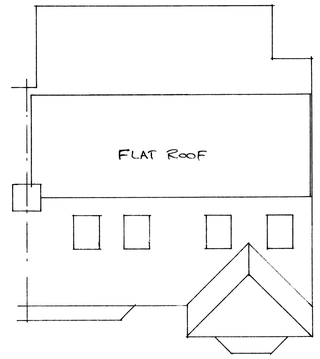
ROOF PLAN











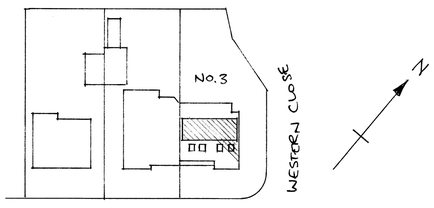
PROPOSED

VOLUME CALCULATION

GABLE: $\frac{2.8 \times 7.1}{2} \times \frac{3.6}{3} = 11.9$

DORMER: $\frac{3.3 \times 2.5}{2} \times 9.2 = 38.0$

TOTAL VOLUME = 49.9 CUBIC METRES



WESTERN CLOSE

BLOCK PLAN (1/500)

0 10 20 M
Scale bar (1/500)

0 1 2 3 4 5 6 7 8 9 10 M

SCALE 1/100 ON A1 PAPER

PERMITTED DEVELOPMENT STATEMENT

The property is a single dwelling comprising a semi-detached bungalow with a hip-ended roof. The proposal is to construct a loft conversion with a gable-end and rear dormer.

Being "an addition or alteration to its roof" the proposal falls within Class B of the GPDO, and meets all of the requirements to be Permitted Development as follows:-

- The proposal does not exceed the existing ridge height.
- The proposal does not extend beyond the plane of the roof which forms the principal elevation and fronts a highway.
- The proposal is within the 50 cubic metre volume limit.
- The proposal does not include a veranda, balcony or platform.
- The property is not on Article 2(3) land.
- The property has Permitted Development rights.
- The external materials used will be of similar appearance to the existing, i.e. tile hung gable-end and dormer walls, and white UPVC windows.
- The proposed dormer will be inset from the rear eaves, so far as practicable, by a minimum of 20cm.

In addition:-
- The Velux windows to the front roof slope are to be installed according to Class C of the GPDO, in that they will not protrude more than 15cm beyond the surface of the roof tiles.

PROPOSED LOFT CONVERSION FOR MR BAGALINI		
3 WESTERN CLOSE, LANCING		
SCALE: 1/100	DATE: 25/03/2025	DRAWING NO. BA/01